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Doc# 2327715005 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2023 10:19 AM PG: 1 OF 4

Quit Claim Deed

THE GRANTORS, **The Vito Zivoli Living Trust** dated June 2, 2016.

of the Village of Arlington Heights, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the grantee in hand paid, CONVEYS and QUITCLAIMS to, **700 Huntington Commons, LLC, an Illinois limited liability company**, 1422 E. Hintz Rd. Arlington Heights, IL 60004, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

Tract 1: (Parcel 19) The Easterly 49.71 as measured along the Northerly and Southerly line thereof of a tract of land being that part of Lot 1 in Kenroy's Huntington being a Subdivision of part of the East 1/2 of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian described as follows; commencing at the intersection of a West line of said Lot 1 (being the North line of the South 20 acres of the Northwest 1/4 of the Southeast 1/4 of Section 14 aforesaid) with a North line of said Lot 1 the Southeast 1/4 of said Section 14); thence south 88 degrees 59 minutes 01 seconds West along said North line of said Lot 1, 316.76 feet; thence South 01 degrees 00 minutes 59 seconds East 304.75 feet, to a point for a place of beginning of the land herein described thence North 84 degrees 44 minutes 36 seconds East 186.16 feet; thence South 05 degrees 15 minutes 24 seconds East 55.75 feet; thence South 84 degrees 44 minutes 36 seconds West 186.16 thence North 05 degrees 15 minutes 24 West, 55.75 feet; to the place of beginning. In Cook County Illinois.

Tract 2: Easements appurtenant to the above described real estate. The rights and easements for the benefit of said property set forth in the declaration of party wall rights, easements, covenants and restriction dated November 30, 1977 and recorded in the Office of the Cook County Recorder of Deeds January 10, 1978 as Documents Number 24278196, all in Cook County, Illinois.

Subject To: covenants, conditions and restrictions of record, general taxes for the year 2022 2nd Installment and subsequent years.

This is not homestead property as to the grantors.

Permanent Index Tax Numbers: 08-14-401-134-0000

Property Address: 700 Huntington Commons, Mt. Prospect, IL 60056

REAL ESTATE TRANSFER TAX

04-Oct-2023



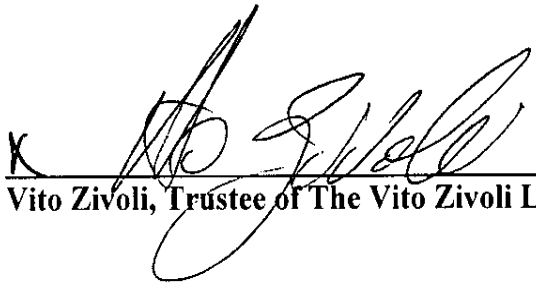
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

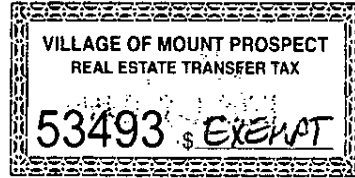
08-14-401-134-0000

| 20231001642259 | 1-166-578-640

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Dated this 6 day of JULY 2023.

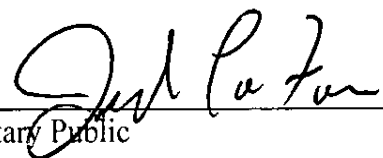
X 
Vito Zivoli, Trustee of The Vito Zivoli Living Trust

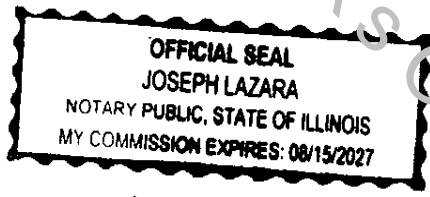


STATE OF Illinois)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Vito Zivoli personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that grantors signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of JULY 2023.


Notary Public



My Commission Expires _____

This instrument was prepared by Joseph A. La Zara, Attorney-at-Law, 7246 W. Touhy Avenue, Chicago, Illinois 60631

Mail to: Vito Zivoli, 1422 E. Hintz Rd. Arlington Heights, IL 60004

or Recorder's Office Box No. _____

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Send Subsequent Tax Bills To: **Vito Zivoli, 1422 E. Hintz Rd. Arlington Heights, IL 60004**

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph e Section 4,
Real Estate Transfer Act

Date: 7-6-2023

Signature: 

Prepared By:

Joseph A. La Zara
7246 W. Touhy Avenue
Chicago, Illinois 60631

Property of Cook County Clerk's Office

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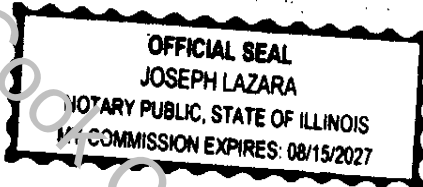
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent, affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: JULY 6, 2023

Signature(s): *[Signature]*
Grantor
Grantor or Agent

Subscribed and sworn to before me this
6 day of JULY, 2023
[Signature]
Notary Public

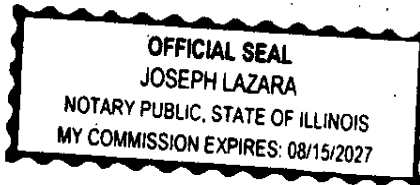


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: JULY 6, 2023

Signature(s): *[Signature]*
Grantee
Grantee or Agent

Subscribed and sworn to before me this
6 day of JULY, 2023
[Signature]
Notary Public



Note: any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C misdemeanor of the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).